



PALMER ARCHITECTS, LTD.

**Narrative for
SCOTTSDALE AIRPARK OFFICES
(WESTERN SECURITY BANK)
16275 North Greenway-Hayden Loop
Scottsdale, AZ 85260**

Date: July 21, 2006

Case #: #220-PAT-2006

Project Name: Scottsdale Airpark Offices,
(Western Security Bank)

Location: 16275 North Greenway-Hayden Loop
Scottsdale, AZ 85260

Owner: Western Security Bank and/or nominee
16277 North Greenway-Hayden Loop
Scottsdale, AZ. 85260

Architect: Palmer Architects, LTD.
8560 East Shea Blvd. Suite #130
Scottsdale, AZ. 85260

Proposed Use: Commercial Office

Existing Zoning: I-1, Industrial Park

Street Intersection: Greenway-Hayden Loop & Paradise Lane

Development Description:

The Scottsdale Airpark Office Building consists of approximately 30,000 S. F. of professional office space on two floors and a basement. The building will house commercial/business office functions. The development of this project is located immediately south of the existing Western Security Bank. The proposed lot coverage for the project is 25%.

The site access will be limited to one existing entry at Greenway-Hayden Loop and two, (one existing and one new), secondary site entrances on North 80th Street. The commercial scale, building character and material palette relate well with the surrounding context matching the adjacent Western Security Bank materials.

70-DR-2006
7/24/2006

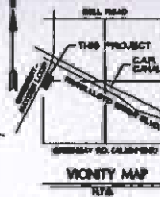
The general site lighting will be mounted on 3'-0" high bollards, which is similar to the site lighting on the existing Western Security Bank site to the north. The light levels will be increased at the building perimeter with building soffit and wall sconce lighting. Lighting will also be mounted under the parking canopies to maximize patron safety. All site and building signage will conform to the Scottsdale Sign Ordinance.

The property and surrounding area has been zoned for commercial and light industrial. Since the construction of Frank Lloyd Wright Boulevard and the 101 Freeway, the land use in the district has intensified in terms of density and use. The proposed project will enhance the commercial aesthetic development of the district.

The development of this project will support Scottsdale's economic vitality by providing services that support both commercial and retail uses in the area. The creation of an Office land use pattern encourages shorter and fewer automobile trips and greater mobility choices for people who wish to access local services within the District. Scottsdale Airpark Offices will be a high quality commercial office environment that will promote a strong business image, complementary to the adjacent commercial / retail community.

[illegible]

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ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES AND AMENDMENTS FOR THEIR ADOPTING JURISDICTION:

- 2012 INTERNATIONAL BUILDING CODE
- 2012 INTERNATIONAL MECHANICAL CODE
- 2012 INTERNATIONAL FIRE CODE
- 1999 NATIONAL ELECTRIC CODE
- 1999 UNIFORM FLUORINE CODE
- 1999 ADVANCED ASHRAE-90.1

■ **FOR THE FIRST TIME**...
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75D	MEASURED DATA
75F	PLAT DATA BOOK SET OF MAPS PAGE 2 MGR.
76	RACIAL
76A	JOB ACCESS EASEMENT DOC. 51-56595'S MGR.
76B	PUBLIC UTILITY EASEMENT BKG. SET PLS. 2 MGR.
76C	VEHICLE NON-ACCESS EASEMENT BKG. SET PLS. 2 MGR.
76D	STORM WATER EASEMENT BOOK 459 OF DEEDS AS SHOWN IN BOOK 789 OF MAPS PAGE 2P MGR.
76H	ADJACENT PARCEL MGR.
76I	COMMON HARBOR LANDSCAPE IDENTIFICATION EASEMENT BKG. SET PLS. 2 MGR.

SEE STAGE CALCULATION SHEET FOR ADDITIONAL INFORMATION.

FLOOR AREA RATIO:		62.00%	60.0% (1.04 ACRES)
ALLOWED - NET LOT x 24		67.00%	60.0% MAX. ALLOWABLE
PROVIDED:		55.50%	60.0% (6.00)
BUILDING FLOOR AREA PROPOSITION			
BASEMENT (STORAGE)		0.04%	60.0%
FIRST FLOOR (OFFICE)		10.24%	60.0%
SECOND FLOOR (OFFICE)		10.51%	60.0%
TOTAL FLOOR AREA		20.79%	60.0%
LOT COVERAGE:			
ALLOWED - NET LOT x 35%:		12.04%	60.0% MAX. ALLOWABLE
PROVIDED:		10.22%	60.0%
OPEN SPACE:			
REQUIRED - NET LOT x 35%:		0.04%	60.0% MIN. ALLOWABLE
PROVIDED:		0.04%	60.0%
PARKING LOT LANDSCAPE:			
REQUIRED PARK LANDSCAPE - PARKING AREA x 25%:		20.24%	60.0%
PROVIDED TOTAL PARKING LANDSCAPE:		4.00%	60.0% MIN. ALLOWABLE
PROVIDED:		0.00%	60.0%
REQUIRED ISLAND LANDSCAPE + VEGET LANDSCAPE x 25%:			
PROVIDED TOTAL PARKING LANDSCAPE:		1.07%	60.0% MIN. ALLOWABLE
PROVIDED:		1.04%	60.0%
AREA TOTALS:			
BUILDINGS COVERAGE:		10.22%	60.0%
OPEN SPACES:		0.04%	60.0%
PARKING LOT:		20.24%	60.0%
PARKING LOT LANDSCAPE:		0.00%	60.0%
TOTAL AREA:		30.50%	60.0%
TOTAL OF ALL AREAS:		63.04%	60.0%
BUILDING VOLUMES:			
MAXIMUM ALLOWABLE - LOT x FACTOR OF 2:		653.76	CU FT. MAX. ALLOWABLE
TOTAL VOL. BASEMENT:		10.00	CU FT.
BUILD VOL. FIRST FLOOR - 10.24 x 14'-0"		143.97	CU FT.
BUILD VOL. SECOND FLOOR - 10.51 x 14'-0"		147.14	CU FT.
TOTAL BUILDING VOLUMES PROPOSED:		400.07	CU FT. (FACTOR OF 1)

WESTERN SECURITY BANK
4900 EAST 9TH AVENUE, SUITE 100
SCOTTSDALE, ARIZONA 85250
OFFICE (602) 947-7777
FAX (602) 947-7776

CONTACT: BRAD GRAHAM (Ext. 207)
Email: brad@westernsecurity.com

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CONTACT: BRAD GRAHAM Esq. BPP
Email: brad@palmerarchitects.com

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1545 EAST BLISSON DRIVE, SUITE 100
PHOENIX, ARIZONA 85034
OFFICE (602) 797-6888
FAX (602) 350-0998

CONTACT: DON SURFACE
E-mail: dsurface@surfaceeng.com

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PHOENIX, ARIZONA 85018
OFFICE (602) 944-0303
FAX (602) 944-0309

CONTACT: BOB KIRBY
Bob@seconsultants.com

PETERSON ASSOCIATES
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PHOENIX, ARIZONA 85004
PH (602) 944-4444
FAX (602) 944-4447

ELLY LAND FLANNERY
2800 N. Hwy. 400, Dary
P.O. Box, ALBUQUERQUE, NM 87109
OFFICE: (505) 265-2401
FAX: (505) 265-3044

5575 N. Greenway-Parsons Lane
Portland, Maine 04103

INDUSTRIAL PARK

LUBIN AND FROST

OCCUPANCY

•

11/16/2016 11:16:16 AM

OCCUPANT LOAD

First Floor	144 Occupants
Second Floor	77 Occupants
Basement	34 Occupants
Total Occupants	255 Occupants

PA # 220-PA-2006
DR # XX-DR-2006
NP # XXX-NP-2006

70-OR-2006
7/24/2006

For 1994, Johnson, Johnson & Johnson
has been named the most innovative
company in the world by *Fortune* magazine.

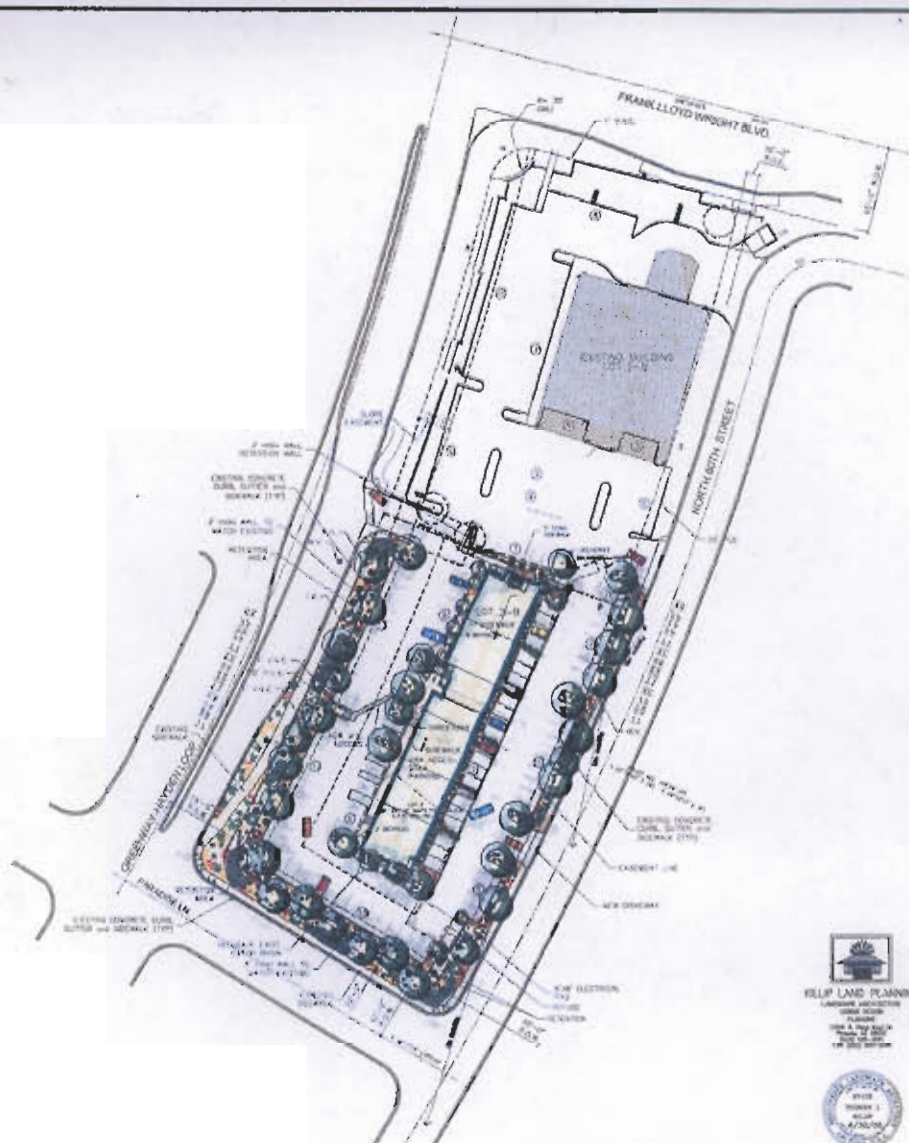
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an office building for
SCOTTSDALE AIRPARK OFFICES
SITES NORTH CARMAN-HAYDEN LOOP
SCOTTSDALE, ARIZONA 85258
CALL 602-940-7770

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BY
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DATE
2006
SCALE
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INVEST

SITE PLAN



(EX.) PLANT LEGEND

PLANT PALETTE

Plant	Botanical/Common Name	Size	Quantity
1	ADONIS (Small) / Yellow	10' x 10'	1
2	ADONIS (Small) / Yellow	10' x 10'	1
3	ADONIS (Small) / Yellow	10' x 10'	1
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CONCEPTUAL LANDSCAPE PLAN



LEGAL DESCRIPTION

PROJECT LOCATION

COMING DISTRICT

BUILDING USE

OCCUPANCY

TYPE OF CONSTRUCTION

OCCUPANT LOAD

220-PA-2006
XX-DR-2006
XX-NP-2006

BA 220-PA-2006
XX-DR-2006
XX-NP-2006

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CONCEPTUAL L

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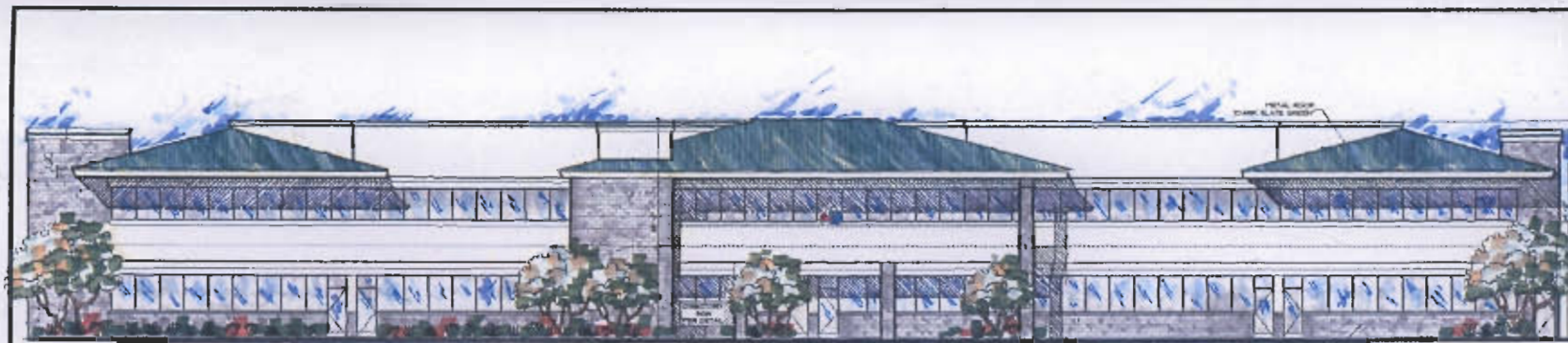
SCOTTSDALE AIRPARK OFFICES

14275 NORTH GREENWAY - HAZDEN LOOP
SCOTTSDALE, ARIZONA 85260
(480) 947-7711

70-DR-2006
7/24/2006

CLP.1

CLP.1



FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

PRELIM

SCOTTSDALE AIRPARK OFFICES
EXTERIOR ELEVATIONS

SCOTTSDALE AIRPARK OFFICES
1400 NORTH GARDENWAY-MAIN LOOP
SCOTTSDALE, ARIZONA 8506
HARRIS 947-7777

DATE: 7/24/2006
SCALE: 1/4" = 1'-0"
JOB NO: 70-DR-2006
SHEET: 20

EXTERIOR ELEVATIONS

70-DR-2006
7/24/2006

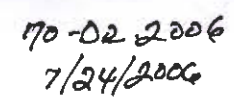


Western Security Bank



PALMER ARCHITECTS, LTD
Scottsdale Airpark Offices
Scottsdale, Arizona

70-DR-2006
7/24/2006



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